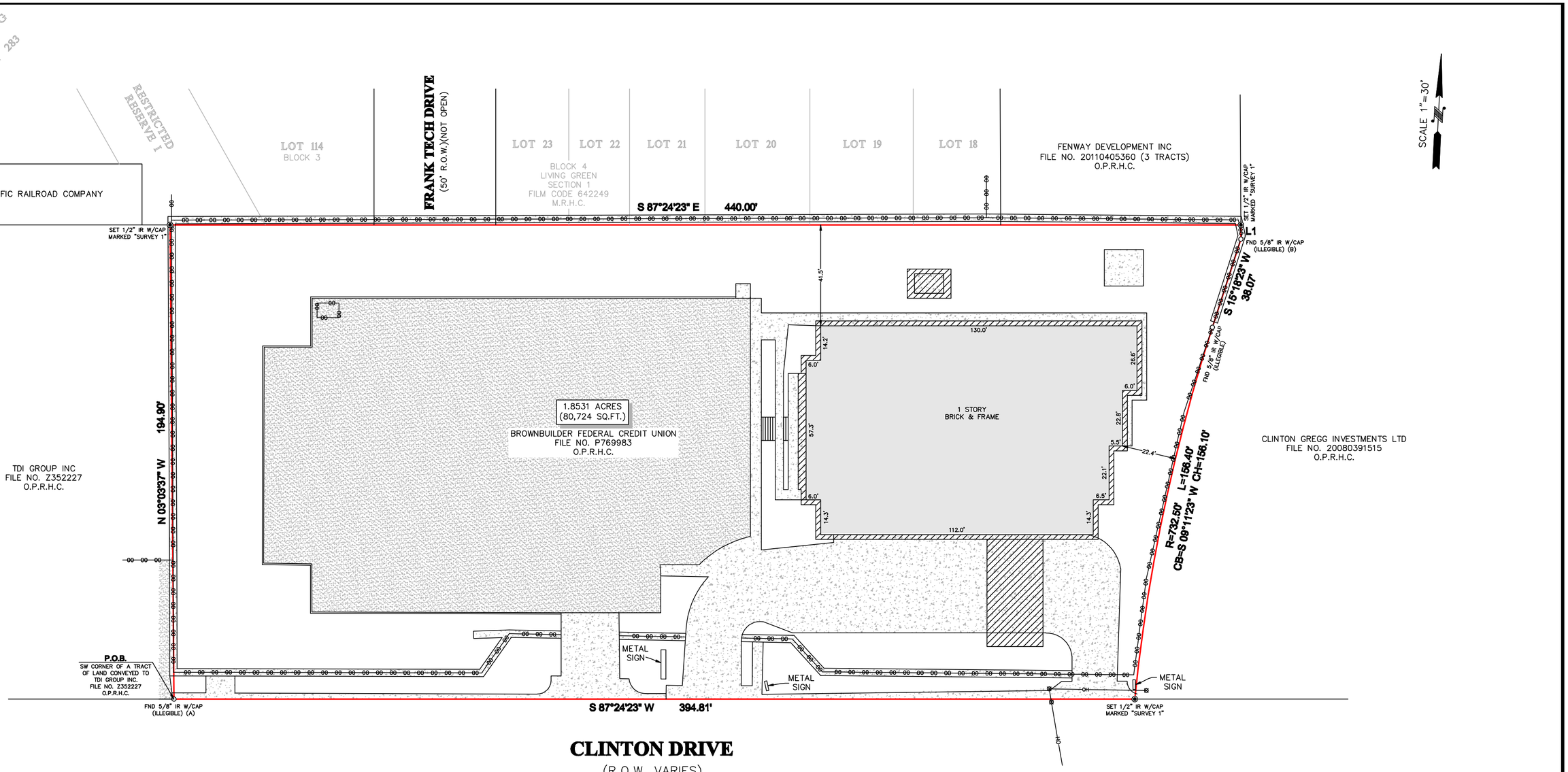

CLINTON DRIVE

(R.O.W. VARIES)

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.8531 ACRES (80,724 SQUARE FEET) SITUATED IN THE DARIUS GREGG SURVEY, ABSTRACT 283 HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.8531 ACRES (80,724 SQUARE FEET), SITUATED IN THE DARIUS GREGG SURVEY, ABSTRACT 283, HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO BROWNBUILDER FEDERAL CREDIT UNION BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. P769983 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. SAID 1.8531–ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8–INCH IRON ROD WITH CAP IN THE NORTH RIGHT–OF–WAY LINE OF CLINTON DRIVE (VARIABLE WIDTH) FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TDI GROUP INC. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. Z352227 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03°03'37" WEST, A DISTANCE OF 194.90 FEET TO A SET 1/2–INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°24'23" EAST, A DISTANCE OF 440.00 FEET TO A SET 1/2–INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°22'58" EAST, AT A DISTANCE OF 5.86 FEET TO FOUND 5/8–INCH IRON ROD WITH CAP FOR AN ANGLE POINT IN THE EAST LINE OF THE SAID TRACT THEREIN DESCRIBED;

THENCE SOUTH 15°18'23" WEST, A DISTANCE OF 38.07 FEET TO A FOUND 5/8–INCH IRON ROD WITH CAP FOR A POINT FOR CURVATURE IN THE EAST LINE OF THE SAID TRACT THEREIN DESCRIBED;

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 732.50 FEET, ARC LENGTH OF 156.40 FEET, CHORD BEARING OF SOUTH 09°11'23" WEST AND A CHORD DISTANCE OF 156.10 FEET TO A SET 1/2–INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTH RIGHT–OF–WAY LINE OF SAID CLINTON DRIVE FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°24'23" WEST ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID CLINTON DRIVE, A DISTANCE OF 394.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8531 ACRES (80,724 SQUARE FEET), MORE OR LESS.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BROWNBUILDER FEDERAL CREDIT UNION, RECORDED IN COUNTY CLERK'S FILE NO. P769983 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DECEMBER 20, 2016, UNDER G.F. NO. 1645641–LPHF.
7. RIGHT–OF–WAY FOR RAILROAD TRACTS AS RECORDED IN VOL. 122, PG. 181 D.R.H.C.
8. RIGHT–OF–WAY FOR RAILROAD TRACTS AS RECORDED IN VOL. 66, PG. 150 181 D.R.H.C.
9. EARTH EMBANKMENT EASEMENT AS RECORDED IN VOL. 812, PG. 422 D.R.H.C. PROPERTY)
10. SANITARY SEWER EASEMENT AS RECORDED IN VOL. 963, PG. 463 D.R.H.C.
11. EASEMENT AGREEMENT AS RECORDED IN G669978 D.R.H.C.
12. PERMISSION TO BUILD OVER CITY EASEMENT AS RECORDED IN E728085 O.P.R.H.C.
13. CONSENT TO ENCROACHMENT OVER CITY EASEMENT AS RECORDED IN Z248118 O.P.R.H.C.

LEGEND

CONCRETE · ASPHALT · COVERED AREA · FENCE — 00 00 00 CHAIN LINK · POWER POLE · OH OVERHEAD UTILITY LINES

LINE	BEARING	DISTANCE
L1	S 02°22'58" E	5.86'

TITLE COMPANY:
INDEPENDENCE TITLE COMPANY
281–482–9444
G.F. #: 1645641–LPHF
ISSUE DATE: DECEMBER 20, 2016

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.8531 ACRES (80,724 SQUARE FEET), SITUATED IN THE DARIUS GREGG SURVEY, ABSTRACT 283, HARRIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS · REGISTERED · RICHARD FUSSELL · 4148 · PROFESSIONAL · LAND SURVEYOR

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 20, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
R.P.L.S. #4148

CLIENT: SPACE CITY CREDIT UNION
ADDRESS: 4101 CLINTON DRIVE

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survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758–00
P.O. Box 2543 | Alvin, TX 77512 | (281)393–1382

FIELD CREW:	TECH:
JF	SF
DRAFTER:	FINAL CHECK:
RK	SF

DATE: JAN. 26, 2017
JOB#: 1–51075–17